

Press Release

Warsaw, 06/11/2012

Construction work at Brama Portowa I and II has been completed

The office complex called Brama Portowa, located in the centre of Szczecin at Brama Portowa Square, has been finished. The grand opening of the project will take place on November 8, 2012.

The project consisted of constructing a modern office complex comprising two independent buildings (Brama Portowa I and Brama Portowa II). Brama Portowa I is a six-storey building with an area exceeding 4,500 square meters. Brama Portowa II, on the other hand, is a seven-storey building with a total area of more than 8,000 square meters. Approximately 2,000 square metres of the building groundfloors are occupied by retail and service units. The remaining storeys are dedicated to office spaces. The project makes it possible to divide and arrange individual floors flexibly. In the underground garages there are 58 parking spaces as well as bicycle stands.

The project has been implemented using environmentally friendly solutions which enable application for LEED certification. Brama Portowa I and II is the first commercial project in Szczecin, which is aspiring to LEED certification. In accordance with the sustainable construction rules, the project has been equipped with innovative water and energy saving systems, optimal access to sunlight, waste segregation facilities, and roofing providing protection against the "heat island effect", as well as bicycle parking spaces for the tenants. The additional feature of the complex is its location which offers easy access to main means of public transport.

The project's investor and developer is SwedeCenter, forming part of the Property Division of the Inter IKEA Group, the general contractor services have been provided by Hochtief Polska, and T33 Architects seated in Gdynia have designed the project.

"We are glad that the efforts of many people led to the creation of buildings which will form part of Szczecin skyline and will define its character. Upon opening of the Brama Portowa complex the town will get approx. 13,000 square meters of modern office and retail space. It constitutes new and comfortable work environment for many residents of Szczecin. I am convinced that the existence of the modern office projects, including Brama Portowa and other office buildings being under construction, will attract companies wishing to start their business in Szczecin. It is a great chance for the town's development" – said Roger Andersson, the Managing Director of SwedeCenter.

For more information please contact:

Ewa Lydkowska
Head of Marketing & PR SwedeCenter
E: ewa.lydkowska@swedecenter.pl
T: (+48) 22 820 91 29
M: (+48) 512 647 286
www.swedecenter.pl

Maria Pilat
Communication Manager Hochtief Polska
E: maria.pilat@hochtief.pl
T: (+48) 22 56 00 872
M: (+48) 605 344 014
www.hochtief-polska.pl

“We are happy to hand over to the investor, i.e. SwedeCenter, two Brama Portowa buildings. It is easy to describe each project giving its technical parameters: thus, the execution of the project involved the insertion of almost 11,000 cubic meters of concrete and optimization of design solutions through the introduction of reinforced concrete and post-tensioned concrete ceilings. Owing to this solution we were able to reduce the quantity of reinforcing steel by approx. 300 tons.

Further, the project constituted a great challenge in logistic terms: We realized the project near one of the busiest intersections in Szczecin, during the reconstruction of the latter. It necessitated specific cooperation with the town authorities and subcontractors. We would like to thank all partners of the project for their devotion and smooth cooperation” – said Wojciech Korybalski, Area Manager at HOCHTIEF Polska, Branch in Poznań.

SwedeCenter is a real estate investment and development company. The organization also manages its own portfolio of commercial properties. The company was established in 1992 to expand the commercial real estate activities in Poland of the Property Division of Inter IKEA Group. Over the past 20 years of activities, SwedeCenter has developed and plans to develop in the near future in total over 600 thousand square meters in commercial properties.

The portfolio is today a diversified collection of office buildings - SwedeCenter, University Business Center i N21 in Warsaw and Cracovia Business Center in Cracow, and hotels - Mera Hotel & Spa in Sopot, and in the future residential projects. Brama Portowa is one of a few commercial projects developed currently by SwedeCenter in Poland. Among others are: business parks Business Garden in Warsaw, Poznan and Wroclaw, as well as office-hotel complex Gdynia Waterfront. All our most recent projects are design according to principles of sustainable construction.

HOCHTIEF Polska is a fully owned subsidiary of HOCHTIEF Solutions. The company has specialized in the execution of general building and civil infrastructure projects for public and private clients. Its service spectrum mainly includes projects in the office, residential, industrial, shopping and entertainment center segments as well as roads, bridges, tunnels, stadiums and sea- and airports as well as projects in the energy segment, especially coal fired power plants, gas and combined cycle power plants, waste to energy, wind power and nuclear power. Going beyond the traditional construction business, HOCHTIEF Polska also offers residential project development competencies. The company currently employs in excess of 800 personnel and operates throughout Poland via a network of branches and representative offices in Gdańsk, Katowice, Kraków, Poznań, Warsaw and Wrocław. Further information is available at www.hochtief-polska.pl

We are one of the signatories of the „Cooperation for Safety in Construction” – an initiative established in August 2010 by seven largest general contractors in Poland. The mission of the Cooperation is to conduct activities aimed at raising safety culture on construction sites. Our goal is to reduce the number of accidents in construction sector. In March 2011 signatories defined principles of cooperation with business partners – subcontractors, we realize projects with. The signed „Standards of minimum requirements” include conditions of working and rules of employees trainings. Activities of Cooperation are supported by National Labor Inspectorate. The group is opened for other representatives of the construction sector in Poland. Thanks to common activities we want to achieve the significant improvement of safety level at Polish construction sites.